

SILBERMANN & ASSOCIATES

ENGINEERS PLANNERS SURVEYORS

11.16.1986

DESCRIPTION OF PROPERTY

BEGINNING FOR THE SAME AT A POINT ON THE SOUTHWEST SIDE OF KLEIN AVENUE 80 FEET WIDE AT A DISTANCE OF 207.43 FEET 54°44'32"E FROM THE SOUTHEAST SIDE OF BELAIR ROAD AS WIDENED TO 80 FEET AT DETAIL NO. 1 ON LAND ACQUISITION DWG. NO. 82-11-15 OF BALTIMORE COUNTY DATED NOV. 28, 1985. THENCE CONTINUING TO RUN AND BIND ALONG THE SOUTHWEST SIDE OF KLEIN AVENUE (1) SOUTH 45°44'32" EAST 207.43 FEET TO A PIPE AT A BEIR IN KLEIN AVENUE; THENCE RUNNING AND BINDING REVERSELY ALONG THE FIFTH OR NORTH 70°14'1" WEST 275.4 FEET LINE OF THE SECOND PARCEL DESCRIBED IN A DEED FROM CLAYTON W. HORDLEY INC. TO ALMA T. PIELKE, WIDOW, RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER G.L.B. NO. 2359 FOLIO 205; (2) SOUTH 75°22'32" EAST 275.4 FEET; THENCE CONTINUING TO RUN AND BIND ON THE SOUTHWEST SIDE OF KLEIN AVENUE AND REVERSELY WITH THE THIRD OR SOUTH 87°55'1" WEST 100 FEET LINE OF THE SAID SECOND PARCEL IN LIBER G.L.B. NO. 2359 FOLIO 205; (3) NORTH 65°40'26" EAST 100 FEET; TO A POINT; THENCE REVERSELY WITH THE SECOND LINE OF THE SAID SECOND PARCEL OF THE DEED DESCRIBED IN LIBER G.L.B. NO. 2359 FOLIO 205; (4) SOUTH 89°20'02" WEST 144.00 FEET TO THE NORTHEAST SIDE OF A FIVE FOOT WIDENING STRIP FOR ROSSVILLE BOULEVARD FROM 70 FEET TO 75 FEET DETAIL NO. 1 ON LAND ACQUISITION DWG. NO. 82-11-15, RV 82-11-16, AND RV 82-11-17; THENCE RUNNING AND BINDING ALONG THE NORTHEAST SIDE OF THE SAID WIDENING STRIP; (5) NORTH 49°47'58" WEST 531.81 FEET; TO INTERSECT WITH THE THIRD OR SOUTH 37°42'1" WEST 250.7 FEET LINE OF THE FIRST PARCEL DESCRIBED IN LIBER G.L.B. NO. 2359 FOLIO 205; THENCE REVERSELY WITH THE SAID THIRD LINE; (6) NORTH 36°10'02" EAST 249.70 FEET TO THE SOUTHWEST SIDE OF KLEIN AVENUE AND THE PLACE OF BEGINNING. CONTAINING 119,011 SQ. FT. OR 2.7117 ACRES, MORE OR LESS.



Harvey Silberman
Professional Engineer
No. 1110



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

October 26, 1986

S. Eric DiNenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING RECLASSIFICATION
SW/S of Klein Ave., 207.43' from SE/S of Belair Rd.
14th Election District
Estate of Clara S. Pielke - Petitioner
Case No. R-87-101 (Cycle III, Item No. 14)

Dear Mr. DiNenna:

This is to advise you that \$261.05 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE RECLASSIFICATION SIGN AND POST RETURNED TO THE BALTIMORE COUNTY ZONING OFFICE ON THE DAY OF THE BOARD OF APPEALS' HEARING OR THE ORDER WILL NOT BE ISSUED.

Please make your check payable to "Baltimore County, Maryland" and remit it to Ms. Margaret E. du Bois, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon
Zoning Commissioner

AJmed

AJmed

S. Eric DiNenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204

September 26, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING RECLASSIFICATION
SW/S of Klein Ave., 207.43' from SE/S of Belair Rd.
14th Election District
Estate of Clara S. Pielke - Petitioner
Case No. R-87-101 (Cycle III, Item No. 14)

TIME: 10:00 a.m.

DATE: Thursday, November 6, 1986

PLACE: Room 218, Courthouse, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 918432

DATE: 2/27/86 ACCOUNT: 01-615-000

AMOUNT: \$ 100.00

RECEIVED FROM: Emil B. Pielke

FOR: Reclass - Rossville Blvd.

8 8125*****000014 \$268F

VALIDATION OR SIGNATURE OF CASHIER

William T. Hackett
Chairman
Board of Appeals

People's Counsel for Baltimore County

ZONING OFFICE FOR ADVERTISING AND POSTING COSTS WITH RESPECT TO THIS CASE APPROXIMATELY A WEEK BEFORE THE HEARING. THIS FEE MUST BE PAID AND THE SIGN AND POST RETURNED TO THE ZONING OFFICE, ROOM 113, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND, ON THE DAY OF THE HEARING.

PETITION FOR RECLASSIFICATION

CASE NO. R-87-101

LOCATION: Southwest Side of Klein Avenue, 207.43 feet from Southeast Side of Belair Road

PUBLIC HEARING: Thursday, November 6, 1986, at 10:00 a.m.

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing:
To reclassify the property from an M.L.R.-I.M. Zone to a B.R. Zone

All that parcel of land in the 14th Election District of Baltimore County

BEGINNING FOR THE SAME AT A POINT ON THE SOUTHWEST SIDE OF KLEIN AVENUE 80 FEET WIDE AT A DISTANCE OF 207.43 FEET 54°44'32"E FROM THE SOUTHEAST SIDE OF BELAIR ROAD AS WIDENED TO 80 FEET AT DETAIL NO. 1 ON LAND ACQUISITION DWG. NO. 82-11-15 OF BALTIMORE COUNTY DATED NOV. 28, 1985. THENCE CONTINUING TO RUN AND BIND ALONG THE SOUTHWEST SIDE OF KLEIN AVENUE (1) SOUTH 45°44'32" EAST 207.43 FEET TO A PIPE AT A BEIR IN KLEIN AVENUE; THENCE RUNNING AND BINDING REVERSELY ALONG THE FIFTH OR NORTH 70°14'1" WEST 275.4 FEET LINE OF THE SECOND PARCEL DESCRIBED IN A DEED FROM CLAYTON W. HORDLEY INC. TO ALMA T. PIELKE, WIDOW, RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER G.L.B. NO. 2359 FOLIO 205; (2) SOUTH 75°22'32" EAST 275.4 FEET; THENCE CONTINUING TO RUN AND BIND ON THE SOUTHWEST SIDE OF KLEIN AVENUE AND REVERSELY WITH THE THIRD OR SOUTH 87°55'1" WEST 100 FEET LINE OF THE SAID SECOND PARCEL IN LIBER G.L.B. NO. 2359 FOLIO 205; (3) NORTH 65°40'26" EAST 100 FEET; TO A POINT; THENCE REVERSELY WITH THE SECOND LINE OF THE SAID SECOND PARCEL OF THE DEED DESCRIBED IN LIBER G.L.B. NO. 2359 FOLIO 205; (4) SOUTH 89°20'02" WEST 144.00 FEET TO THE NORTHEAST SIDE OF A FIVE FOOT WIDENING STRIP FOR ROSSVILLE BOULEVARD FROM 70 FEET TO 75 FEET DETAIL NO. 1 ON LAND ACQUISITION DWG. NO. 82-11-15, RV 82-11-16, AND RV 82-11-17; THENCE RUNNING AND BINDING ALONG THE NORTHEAST SIDE OF THE SAID WIDENING STRIP; (5) NORTH 49°47'58" WEST 531.81 FEET; TO INTERSECT WITH THE THIRD OR SOUTH 37°42'1" WEST 250.7 FEET LINE OF THE FIRST PARCEL DESCRIBED IN LIBER G.L.B. NO. 2359 FOLIO 205; THENCE REVERSELY WITH THE SAID THIRD LINE; (6) NORTH 36°10'02" EAST 249.70 FEET TO THE SOUTHWEST SIDE OF KLEIN AVENUE AND THE PLACE OF BEGINNING. CONTAINING 119,011 SQ. FT. OR 2.7117 ACRES, MORE OR LESS.

IN THE MATTER OF THE PETITION : BEFORE THE COUNTY BOARD OF APPEALS
FOR ZONING RECLASSIFICATION : OF BALTIMORE COUNTY
FROM M.L.R.-I.M. TO B.R. ZONE :
SW/S of Klein Ave., 207' SE :
of Belair Rd., 14th District :

ESTATE OF CLARA S. PIELKE, : Case No. R-87-101 (Item 14, Cycle III)
Petitioner :
: : : : : :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 6th day of August, 1986, a copy of the foregoing Entry of Appearance was mailed to S. Eric DiNenna, Esquire, 406 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

Being the property of Estate of Clara S. Pielke
as shown on the plat plan filed with the Zoning Department.

BY ORDER OF
WILLIAM T. HACKETT, CHAIRMAN
COUNTY BOARD OF APPEALS
BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 025603

DATE: 11/5/86 ACCOUNT: R-01-615-000

SIGNS & POSTS RETURNED 11/6/86 AMOUNT: \$ 361.05
Putty Hill Associates, Ltd., P.O. Box 16881,
Rospeburg, Md. 21206-0181

RECEIVED FROM: ADVERTISING & POSTING COSTS RE CASE #R-87-101 (Cycle III, Item No. 14)

FOR: 8 8059*****251054 \$058F

VALIDATION OR SIGNATURE OF CASHIER

S. Eric DiNenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204

September 26, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING RECLASSIFICATION
SW/S of Klein Ave., 207.43' from SE/S of Belair Rd.
14th Election District
Estate of Clara S. Pielke - Petitioner
Case No. R-87-101 (Cycle III, Item No. 14)

TIME: 10:00 a.m.

DATE: Thursday, November 6, 1986

PLACE: Room 218, Courthouse, Towson, Maryland

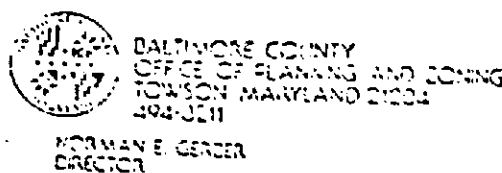
WTH:med

cc: Mr. Emil B. Pielke
Ms. Virginia Pielke
7937 Belair Road
Baltimore, Maryland 21236

People's Counsel for Baltimore County

THIS IS TO ADVISE YOU THAT YOU WILL BE BILLED BY THE ZONING OFFICE FOR ADVERTISING AND POSTING COSTS WITH RESPECT TO THIS CASE APPROXIMATELY A WEEK BEFORE THE HEARING. THIS FEE MUST BE PAID AND THE SIGN AND POST RETURNED TO THE ZONING OFFICE, ROOM 113, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND, ON THE DAY OF THE HEARING OR THE ORDER WILL NOT BE ISSUED.

W.T.H.



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

APRIL 22, 1986

Re: Zoning Advisory Meeting of CYCLE III - RECLASS.
Item # 14 - CYCLE III
Property Owner: ESTATE OF CLARA S. PIELKE
Location: SW/S KLEIN AVE. 207.43' FROM
SE/S BELAIR RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment AT THIS TIME.
- ☐ A County Review Group Meeting is required.
- ☐ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☐ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☐ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☐ The access is not satisfactory.
- ☐ The circulation on this site is not satisfactory.
- ☐ The parking arrangement is not satisfactory.
- ☐ Parking calculations must be shown on the plan.
- ☐ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☐ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☐ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☐ The amended Development Plan was approved by the Planning Board on _____.
- ☐ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☐ The property is located in a deficient service area as defined by Bill 173-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 173-79, and as conditions change traffic capacity may become more limited. The basic services areas are re-evaluated annually by the County Council.

IF SUBJECT PROPERTY IS REZONED ANY FUTURE DEVELOPMENT OF THE SITE MUST MEET THE REQUIREMENTS OF BILLS 56-82 "THE DEVELOPMENT REGULATIONS"

cc: James Haswell

Eugene A. Bober
Chief, Current Planning and Development

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William F. Hackett - Chairman
Appeals Board
Charles E. "Ted" Burnham
FROM: Plans Review Chief, Department of Permits & Licenses
SUBJECT: April - October 1986 - Zoning Classification - - Cycle III

Item # 14 Property Owner: Estate of Clara S. Pielke
Contract Purchaser: SW/S Klein Avenue, 207.43' from SE/S Belair Road
Location: SW/S Klein Avenue, 207.43' from SE/S Belair Road
Existing Zoning: M.L.R. - I.M.
Proposed Zoning: B.R.
Acres: 3.4417 Acres
District: 14th Election District

No comment at this time.

CEB/vw



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

May 19, 1986

Mr. William Hackett, Chairman
Board of Appeals
Office of Law, Courthouse
Towson, Maryland 21204

Cycle III April 1986
Item No. 14
Property Owner: Estate of Clara S. Pielke
Location: SW/S Klein Ave., 207.43' from SE/S Belair Rd.
Existing Zoning: M.L.R.-I.M.
Proposed Zoning: B.R.
Acres: 3.4417 acres
District: 14th Election District

Dear Mr. Hackett:

The existing M.L.R. zoning can be expected to generate approximately 350 trips per day, and the proposed B.R. zoning can be expected to generate approximately 1700 trips per day.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2566
494-4500

PAUL H. REINCKE
CHIEF

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: William Hackett
Chairman, County Board of Appeals

RE: Property Owner: Estate of Clara S. Pielke
Location: SW/S Klein Ave., 207.43' from SE/S Belair Rd.
Item No.: 14 Zoning Agenda: Cycle III
4/86 - 10/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

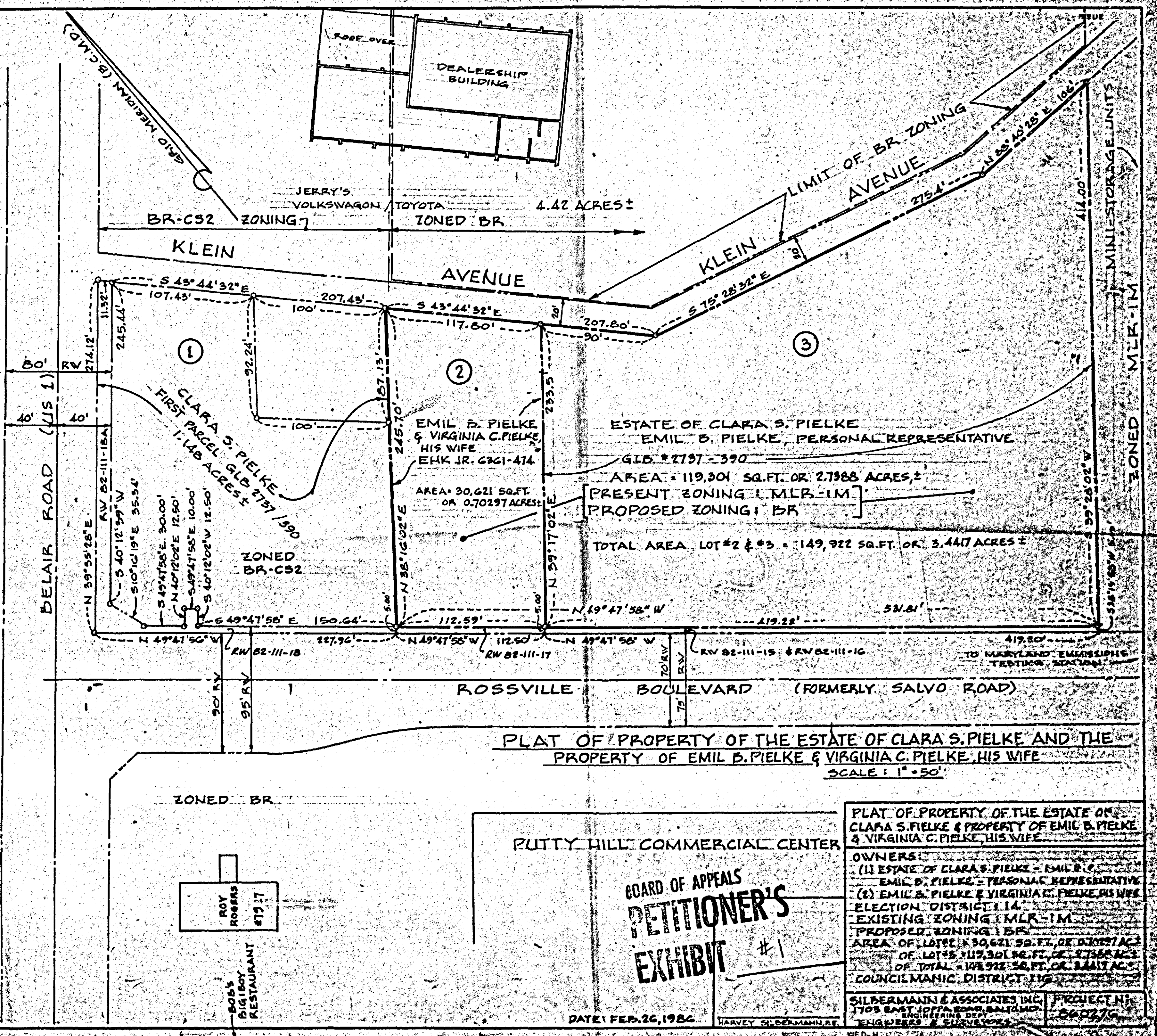
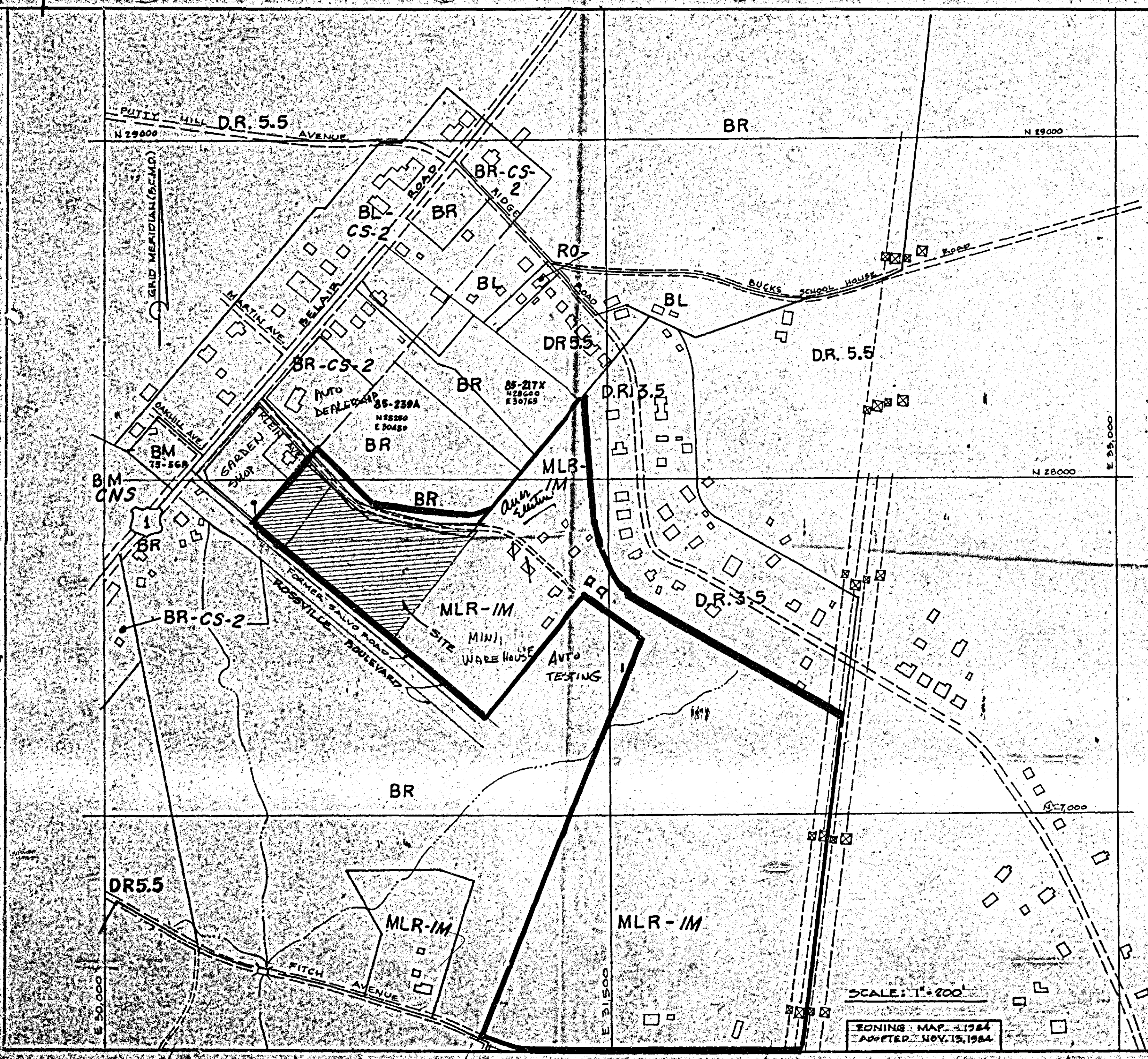
- ☒ 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ☐ 2. A second means of vehicle access is required for the site.
- ☐ 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

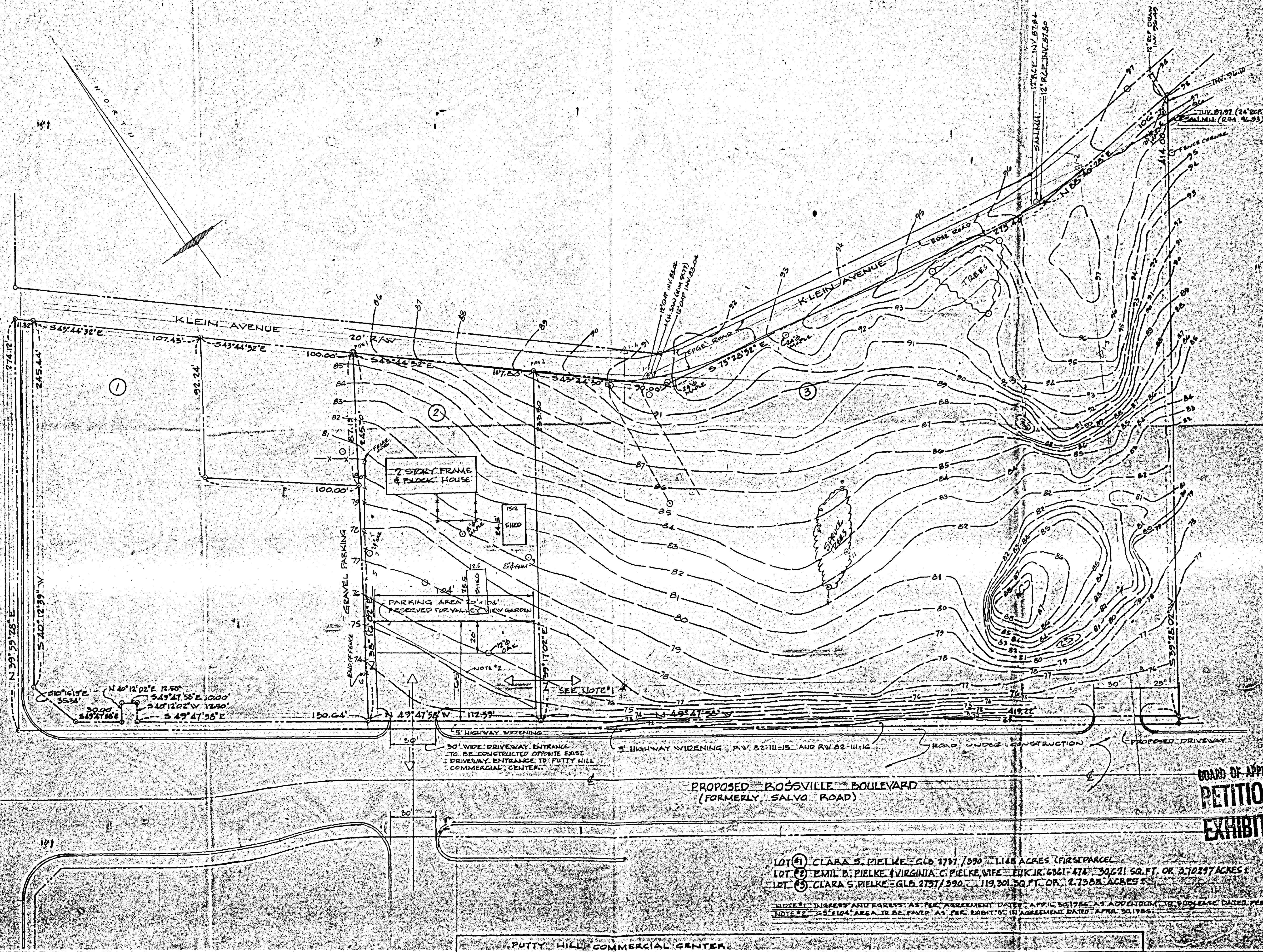
- ☐ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ☒ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- ☐ 6. Site plans are approved, as drawn.
- ☐ 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: Capt. Joseph Kelly, C.D. Approved: John F. O'Neill
Planning Group
Special Inspection Division

/mb



DELAIR ROAD (US1)



LOT 1 CLARA S. PIELKE G.L.S. 4787 / 390 1.148 ACRES (FIRST PARCEL)
LOT 2 EMIL B. PIELKE & VIRGINIA C. PIELKE, VEE FUK JR. 6361-474 30221 SQ. FT. OR 270297 ACRES
LOT 3 CLARA S. PIELKE G.L.S. 2737 / 390 119,301 SQ. FT. OR 2.7388 ACRES
NOTE 1: DISSESS AND EGRESS AS PER AGREEMENT DATED APRIL 30, 1964 AS ADDENDUM TO EASEMENT DATED FEB. 3, 1962.
NOTE 2: 45' SIGN AREA TO BE PAVED AS PER EIGHTH AGREEMENT DATED APRIL 30, 1964.

PUTTY HILL COMMERCIAL CENTER

BOARD OF APPEALS
PETITIONER'S
EXHIBIT

SILBERMAN and ASSOCIATES Engineers • Surveyors 1703 East Joppa Road Baltimore, Maryland 21234 ph: 301-661-5888	
PLAT TO ACCOMPANY SURVEY OF TRACT OF PARCELS NITZ 25 DELAIR ROAD (US1) AT ROSSVILLE BOULEVARD BALTIMORE COUNTY, MARYLAND ELECTION DISTRICT 1A	
FILE NUMBER 860226	REVISIONS 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100
PROJECT: PIELKE PROPERTY SURVEY DATE: OCT. 2, 1984 SCALE: 1" = 30' DRAWN BY: SILBERMAN	